

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**March 7, 2005
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Araiza, Alberdi, Magallon, Drake (4:55 p.m.)

ABSENT: Mestler

APPROVAL OF MINUTES:

The minutes of January 10, 2005, were continued due to lack of quorum.

(Araiza/Alberdi) (4-0-0-1) Approve the minutes November 22, 2004.
(Araiza/Alberdi) (4-0-0-1) Approve the minutes of January 24, 2005.
(Araiza/Alberdi) (4-0-0-1) Approve the minutes February 7, 2005.
(Araiza/Alberdi) (4-0-01) Approve the minutes February 21, 2005.

ORAL COMMUNICATIONS:

PUBLIC HEARING:

1. DRC-05-32 Dan Floit, Floit Properties, Inc.
Auto Park Place- Lot #8- Auto Park North
Chula Vista, CA
Used car sales lot- Payless Car Sales.

Project Manager: Miguel Tapia, Sr. Community Development Specialist

Action: (Araiza/Alberdi) (4-0-0-1) Approved with following recommendations:

1. Condition 2 modified to state: A planned sign program shall be submitted to the DRC for review and approval prior to issuance of building permit.
2. Condition 3 states: The lighting plan shall be based on the lighting plan presented by Spalding Lighting dated December 4, 2002. Project lighting shall be consistent with the City of Chula Vista's lighting regulations section 17.28 of the CVMC and shall not spill onto neighboring residential properties.
3. Condition 10 is deleted.
4. Condition 4 modified to state: A graffiti resistant treatment shall be specified for all wall and building surfaces and shall be noted on all building and wall plans prior to issuance of building permits. In addition, portions of

building with accent color shall be treated so that it resists fading over time.

5. Condition 9 modified to state: Applicant shall provide with the building permit submittal a detailed landscape plan that complies with the City's Landscape Manual. Said landscape plan shall be reviewed by representative from DRC and City's Landscape Planner.

2. DRC-05-38

76 Gas Station
3995 Bonita Rd
Chula Vista, CA

Design review for a new 35-ft pole sign to replace 32-ft. high existing pole sign. The proposal also includes the installation of new building and canopy fascia with color and signage and (1) new 6-ft. tall monument price sign.

Project Manager: Lynnette Lopez, Associate Planner

Action: (Araiza/Magallon) (4-0-0-1) to continue project to an unspecified date to allow applicant to provide an enhanced visual presentation of proposed canopy and monument sign.

3. DRC-05-37

76 Gas Station
898 Broadway
Chula Vista, CA

Design review for a new 35-ft pole sign to replace 32-ft. high existing pole sign. The proposal also includes the installation of new building and canopy fascia with color and signage.

Project Manager: Lynnette Lopez, Associate Planner

Action: (Araiza/Magallon) (4-0-0-1) to continue project to an unspecified date to allow applicant to provide an enhanced visual presentation of proposed canopy and monument sign.

PRELIMINARY REVIEW:

4. DRC-04-65

409 Telegraph Canyon Rd.
Chula Vista, CA

Proposal for a 5,898 sq. ft. retail commercial center.

Project Manager: Lynnette Lopez, Associate Planner

Action: None taken. The committee made the following suggestions:

1. The south elevation should be enhanced.
2. The scale of the pole sign should be reduced both in height and width.

5. DRC-05-03

Maria Lezama
268 Del Mar
Chula Vista, CA

Design review permit to allow the construction of a 2,016 s.f. unit to replace an existing 637 s.f. unit on a lot containing 3 units. This new unit will encroach approximately 9 feet into the required rear yard setback.

Project Manager: Jeff Steichen, Associate Planner

Action: None taken. The committee recommended that the applicant redesign the project. They did not feel the overall design and size of proposed unit warranted approval of the request for a reduction in the rear yard setback.

ADJOURNMENT:

At 6:30 p.m. to a regular meeting on Monday, March 21, 2005 4:30 p.m. in Council Chambers.